

LYNNWOOD, WASHINGTON

A great deal more!



Spruce Park



Alderwood Mall



Lynnwood Convention Center



Central Washington University at Edmonds Community College



Office of Economic Development
David Kleitsch, Director

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The City of Lynnwood is located north of Seattle at the intersection of I-5 and I-405. Incorporated in 1959, the city covers 7.8 square miles with 35,836 residents and more than 2,500 businesses. Lynnwood has grown into a vibrant community with a strong economy, quality neighborhoods and a wide range of community amenities.

Lynnwood is a regional center for business and commerce. Sixty-five percent of the city's workforce is employed in finance, insurance, real estate, retail trade and business services. The city is a regional transportation and transit center serving the north Puget Sound area.

Quality schools, colleges and universities serve the needs of our children and provide educational and training opportunities for our workforce.

Natural features which attracted the original settlers to Lynnwood remain important to our residents. The city offers a variety of parks and recreational amenities.



DEMOGRAPHICS

ABOUT LYNNWOOD	
Incorporated	1959
Area	7.8 SQ Miles
Population	36,432
Businesses	3,200
Median Age	38

AGE	
Under 20	25%
20/44	36%
45-64	26%
65+	13%

GENDER	
Male	49%
Female	51%

HOUSING	
Average Household Size	2.43
Median Household Income	\$47,920
Median Household Family Income	\$62,946
Median Home Value	\$332,900
Median Rent	\$850

EMPLOYMENT	
In Labor Force	68%
Employed	62%
Unemployed	6%
Management/Business/Science/Art	31%
Service	23%
Sales/Office	25%
Construction/Resources	12%
Production/Transportation	10%

ETHNICITY	
Caucasian	64%
Asian	17%
Hispanic	13%
African American	6%
Other	7%

EDUCATION	
College/Graduate Degree	27%
Associate Degree	9%
High School/Some College	56%

HOUSEHOLD	
Married couple	56%
Married with children	28%

● ● ● OFFICE OF ECONOMIC DEVELOPMENT

MISSION

To serve as a catalyst for economic development that provides healthy businesses, quality employment opportunities and sustainable city revenues, and to foster economic vitality through programs and projects necessary to implement economic development policies.

PRIMARY FUNCTIONS

- Economic Development Planning and Strategies to monitor and evaluate the City's current economic base and projected trends and identify economic growth opportunities.
- Project and Program Management to facilitate economic development projects and programs in the City.
- Public Relations and Marketing to encourage investment in the City by promoting Lynnwood for business development and tourism and to provide information to the public regarding the City's economy, demographics, businesses and employment.
- Tourism Management to develop and implement programs and projects that help generate hotel/motel lodging tax revenues, economic development activity and revenues from tourists and visitor spending.

DEVELOPMENT PLAN GOALS

The Citywide Economic Development Plan was adopted by City Council in November 2004. The Office of Economic Development, in concert with other City departments, works to implement this plan.

1. Grow and diversify Lynnwood's economy and employment base through business retention and attraction.
2. Implement redevelopment activities to enhance the City's economy and sense of place.
3. Enhance Lynnwood's livability and quality of life.
4. Improve the City's image and identity in the region through targeted communication projects and outreach.



CONTACT

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Learn more about Lynnwood Economic Development at www.ci.lynnwood.wa.us/EconDev

● ● ● ADVANTAGES OF DOING BUSINESS IN LYNNWOOD

EXCELLENT LOCATION

Lynnwood is strategically located minutes north of Seattle in Snohomish County, at the interchange of I-5 and I-405. We are only 16 miles north of Seattle, 14 miles from Bellevue and less than 10 miles south of Boeing and Paine Field.

WORKFORCE

Lynnwood offers immediate access to a diverse workforce with advanced education opportunities through Edmonds Community College, Central Washington University Lynnwood, WorkSource Development and more.

BUSINESS FRIENDLY

Lynnwood's Office of Economic Development works diligently to attract businesses, employment and private investment. Lynnwood offers a convenient one-stop location for information, project review and expedited permit processing. There is a competitive tax structure and no B&O tax. A collaborative approach with our private sector clients helps meet the needs of companies choosing Lynnwood.

FUTURE FOCUSED

Lynnwood is focused on the future! In the past five years, significant funds have been invested in catalyst projects.

REDEVELOPMENT OPPORTUNITY

The City Center plan presents opportunities for the creation of up to 9.1 million square feet of new housing, office and retail spaces. Zoning is also in place to facilitate the redevelopment of Highway 99.

CLASS A OFFICE SPACE

Available Class A office space is within easy access to transit, freeways and amenities. Rents are lower than Seattle and Bellevue and parking is on site and plentiful.

● ● ● DIVERSE LOCAL ECONOMY

CRANE AEROSPACE & ELECTRONICS

Crane Aerospace and Electronics, located in East Lynnwood, supplies critical systems and components to the aerospace and defense markets. Their products are instrumental in some of the toughest environments: from engines to landing gear; from satellites to medical implants; and from missiles to unmanned aerial systems (UAS).



CYPRESS MICROSYSTEMS

Cypress Microsystems is located at the NorthPointe Corporate Center in North Lynnwood. The 66,500 square foot facility houses Cypress Semiconductor which develops new products and provides marketing and support functions in the Puget Sound area.



GENZYME

Genzyme has a \$70 million facility at the NorthPointe Corporate Center in North Lynnwood. This is the first full-scale bio-tech pharmaceutical manufacturing facility in Washington State.



PAINE FIELD

The Boeing 787 is being manufactured at Paine Field, which is located just 12 miles north of Lynnwood. Paine Field is a general aviation airport with a 9,000-foot runway serving aerospace component suppliers, Boeing aerospace companies and corporate clients. The Boeing facility is also home to the 747, 767 and 777. This is Boeing's largest site and a center for worldwide aerospace excellence.



● ● ● MAJOR EMPLOYERS

GENERAL

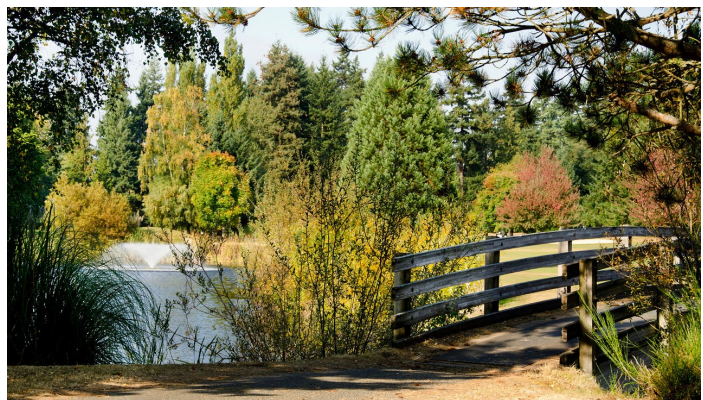
Comcast
Pemco
ADP Dealer Services
Receivables Performance Manager
Zumiez

RETAIL

Nordstrom
Macy's
JC Penney
J Jill

PUBLIC SECTOR

Edmonds School District
Edmonds Community College
City of Lynnwood



LYNNWOOD PLACE



This multi-phased project includes a Costco and infrastructure in Phase 1 and mixed-used with retail, entertainment and housing in Phase 2.

LYNNWOOD CROSSROADS



A 123,000 square foot retail center at Highway 99 and 196th St SW that includes LA Fitness, and dining and service options.

CITY CENTER SENIOR HOUSING



A 308 unit senior housing project located in the City Center. Construction is expected to begin 2014.

ZUMIEZ CORPORATE HEADQUARTERS



A \$9.8 million corporate headquarters building with it's own mini skate park.

LYNNWOOD RECREATION CENTER



Opened in 2011, the Lynnwood Recreation Center features an aquatic park, lap pool, cardio/weight room, fitness studio, racquet ball courts and reflexology path.

LYNNWOOD CONVENTION CENTER



A \$32 million facility, located in the heart of Lynnwood's City Center. The 56,000 sq ft state-of-the-art facility has 34,000 sq ft of functional banquet and meeting space.

HOMWOOD SUITES BY HILTON



A six story, 165 suite property with a swimming pool and two story water slide located just north of Alderwood mall. Opened in May 2014.

UNIBANK



New corporate headquarters and Lynnwood branch. Unibank is a community bank open in Lynnwood since 2006.

ABOUT CITY CENTER

The City Center Sub-Area Plan, adopted in 2005, plans for the creation of an urban center up to 9.1 million square feet with office, retail, and housing. The City Center is generally bounded on the north by 194th St. SW, the east and south by I-5, and the west by 48th Ave. The goals for the City Center include:

- Strategically guide growth to meet highest & best use and meet state, regional and local policies
- Create a vibrant business community with a diversified employment base
- Create high density, high quality multi-family homes and environment
- Create a central core for community life
- Support transit-oriented development for Light Rail and Bus Rapid Transit stations
- Create a pedestrian-friendly environment with public and private gathering spaces

Sound Transit has designated Lynnwood for the northern terminus of the light rail extension. Mixed-use buildings, plazas, parks, pedestrian amenities and inviting streetscapes will make the Lynnwood City Center a destination for employers, residents and visitors.



CITY CENTER DEVELOPMENT AREA



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